



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE July 15, 2005 EFFECTIVE DATE July 29, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Peter Bultman	FILE NO. DRC2003-00157
<b>SUBJECT</b> Request by Peter Bultman for a Minor Use Permit to allow a 6,258 square-foot industrial building for a woodshop with office and caretaker's unit. The project includes a modification of parking standards to allow five, instead of the required seven, parking spaces. The project will result in the disturbance of the entire 10,000 square-foot parcel within the Commercial Service land use category. The project is located on the north side of Nipomo Street, 200 feet south of Cienaga St. (Highway 1) in the community of Oceano in the San Luis Bay (Inland) planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2003-00157 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 5 Categorical Exemption was issued on June 14, 2005.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION Airport Review, Flood Hazard	ASSESSOR PARCEL NUMBER 062-117-015, -016	SUPERVISOR DISTRICT(S) 4
<b>PLANNING AREA STANDARDS:</b> Sec. 22.106.070 – Oceano Urban Area Standards. Oceano Specific Plan, curb/gutter/sidewalk, Minor Use Permit required in Commercial Service land use category Does the project meet applicable Planning Area Standards: Yes - see discussion			
<b>LAND USE ORDINANCE STANDARDS:</b> Ch. 22.10 – Development Standards, including setbacks, height, exterior lighting, air quality Sec. 22.14.030 – Airport Review Area Sec. 22.14.060 – Flood Hazard Area Ch. 22.16, Ch. 22.18, Ch. 22.20 – Parking, Landscaping, and Sign Requirements Does the project conform to the Land Use Ordinance Standards: Yes, except parking standards - see discussion on parking modification			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on July 29, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<b>EXISTING USES:</b> Vacant			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> North: Commercial Service/vacant      East: Commercial Service/vacant South: Commercial Service/residences      West: Commercial Service/tow storage yard			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Oceano/Halycon Advisory Group, Public Works, Environmental Health, Oceano Community Services District, ALUC, APCD, Lucia Mar Unified School District

TOPOGRAPHY:

Nearly level

VEGETATION:

Grasses, forbs

PROPOSED SERVICES:

Water supply: Community system

Sewage Disposal: Community sewage disposal system

Fire Protection: OCSD

ACCEPTANCE DATE:

December 14, 2005

## DISCUSSION

### PLANNING AREA STANDARDS:

Sec. 22.106.070.A.1 Oceano Urban Area Standards. Oceano Specific Plan/Design Guidelines.

The Oceano Specific Plan identifies design guidelines for Commercial Service areas in the community of Oceano. Areas to be addressed include parking and circulation, loading facilities, landscaping, walls and fences, screening, and architectural style. The project either meets, or has been conditioned to meet, all design standards in the Oceano Specific Plan.

Section 22.106.070.A.2. Curb, gutter and sidewalk required. Applicant shall provide.

Section 22.106.070.C.2. Permit requirement. Minor Use Permit approval required.

### LAND USE ORDINANCE STANDARDS:

*Ordinance Compliance:*

<u>Standard</u>	<u>Allowed/Required</u>	<u>Complies?</u>
Setbacks		
Front	10	Yes
Side	0	Yes
Rear	0	Yes
Height	35	Yes
Parking	7	5 provided – see modification discussion below
Landscaping	Landscaping Plan required	Yes

Lighting. The application has been conditioned for the applicant to submit an exterior lighting plan, including the height, location, and intensity of all exterior lighting. Lighting fixtures must be dark colored, and no part of the lamp or reflector interior may be visible from adjacent property.

Architectural Style. The Oceano Design Guidelines identify the need to avoid unattractive, unadorned, "box-like" forms. The proposed structure will be constructed of metal siding and roofing, with stone and wood trim running along the bottom. Metal awnings, window elements, and pitched roofs are included to reduce the massing of the structure. Vertical venting elements are included along the roof to break up the expanse of roofline.

Fencing. The application has been conditioned for the applicant to submit a fencing plan, including the height, location, and design.

Air Quality. The project was referred to the Air Pollution Control District for review and comment. The APCD indicated that the project would not likely exceed the APCD's CEQA significance thresholds. However, they determined that fugitive construction dust could become a nuisance. Dust control measures have been incorporated into the project as conditions.

The APCD also identified the project area as a candidate for Naturally Occurring Asbestos in their original review of the project. The applicant subsequently submitted and received an exemption from the geologic evaluation requirement associated with this contaminant (see attached letter).

**PARKING MODIFICATION:**

The applicant has requested a parking modification per Sec. 22.18.020.H of the Land Use Ordinance. Per the Manufacturing and Processing Uses parking requirements of Sec. 22.18.050.C.4, seven (7) parking spaces are required based on the area of the building. The applicant has proposed five (5) parking spaces. The criteria for approval of a parking modification are as follows:

1. The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this Chapter; and
2. Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use or that additional parking is necessary because of specific features of the use, site, or site vicinity; and
3. No traffic safety problems will result from the proposed modification of parking standards.

The proposed use of the building is a 1-2 employee wood cabinet shop with an attached office and caretaker's unit. The applicant has demonstrated that the proposed use does not necessitate the required seven parking spaces, and that five parking spaces will be sufficient to satisfy all parking needs generated by the use. Further, the property is located on Nipomo Street, a lightly-traveled local street, and no traffic safety problems are anticipated with the parking modification.

**COMMUNITY ADVISORY GROUP COMMENTS:** None.

**AGENCY REVIEW:**

Public Works – Recommended approval, conditions attached. Flood Hazard conditions and drainage basin conditions included.

Environmental Health – Provide stock conditions for community water and sewer.

Oceano Community Services District – “Will-serve” letter received. Standard conditions included.

ALUC – Project density below ALUC policies. No comments.

APCD – Will not likely exceed significance thresholds. Standard dust control included.

Confirmation of exemption from Naturally Occurring Asbestos requirements received.

**LEGAL LOT STATUS:**

The one lot was created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Brian Pedrotti and reviewed by Kami Griffin.

## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project is considered new construction of limited small new facilities that will not cause a significant impact to the environment.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the woodshop/office/caretaker's unit does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the woodshop/office/caretaker's unit is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Nipomo Street, a local road constructed to a level able to handle any additional traffic associated with the project

### *Adjustments*

- G. Modification of parking standards required by Land Use Ordinance Section Sec. 22.18.020.H is justified because the characteristics of the use or its immediate vicinity do not necessitate seven (7) parking spaces because five (5) parking spaces will be adequate to accommodate on the site all parking needs generated by the use and no traffic problems will result from the proposed modification of parking standards.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes
  - a. a 6,258 square-foot industrial building for a woodshop with office and caretaker's unit. The project includes a modification of parking standards to allow five, instead of the required seven, parking spaces. The project will result in the disturbance of the entire 10,000 square foot parcel within the Commercial Service land use category.
  - b. maximum height is 35 from average natural grade.

### **Conditions required to be completed at the time of application for construction permits**

#### ***Drainage***

2. Prior to the issuance of building permits, the applicant shall provide a drainage plan to the Public Works Department for review and approval, subject to Section 23.05.044 of the Land Use Ordinance.

#### ***Site Development***

3. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan. The architectural elevations shall include all elements shown on the approved plans, including metal siding and roofing, with stone and wood trim running along the bottom; metal awnings, window elements, and pitched roofs; vertical venting elements along the roofline.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
5. **At the time of application for construction permits**, the applicant shall provide a fencing plan. The details shall include the height, location, and design of all fencing.

#### ***Fire Safety***

6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Oceano Community Services District letter dated April 22, 2004.

#### ***Services***

7. **At the time of application for construction permits**, the applicant shall provide a letter from the Oceano Community Service District stating they are willing and able to service the property.

### **Conditions to be completed prior to issuance of a construction permit**

#### ***Fees***

8. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

**Conditions to be completed prior to occupancy or final building inspection**

9. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
10. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

11. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
  - a. Reduce the amount of disturbed area where possible.
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
  - c. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
  - d. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
  - e. All dirt stock-pile areas should be sprayed daily as needed

**Miscellaneous**

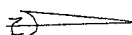
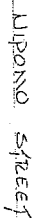
12. The project shall comply with the Flood Hazard Area Combining Designation requirements of Sec. 22.14.060 of Title 22 of the Land Use Ordinance.
13. The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
14. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these

conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.









## INDEX OF DRAWINGS

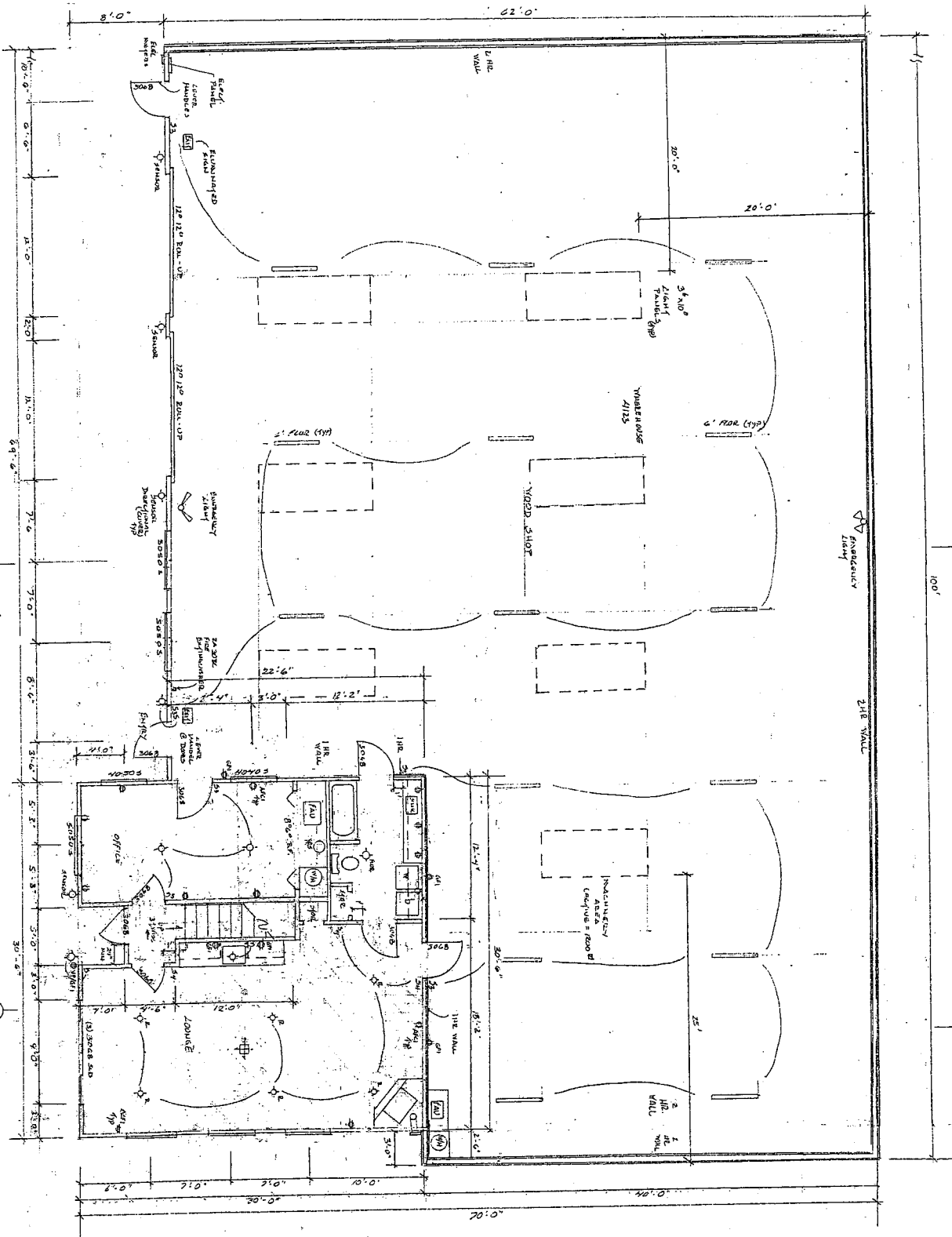
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3-1	3rd FLOOR
3-1	GRAND ENTRANCE
3-2	STREET SIDE
1	1st FLOOR PLAN
2	2nd FLOOR PLAN
3	ELEVATIONS
4	ELEVATIONS
5	FOUNDATION
6	FLOOR FINISHES
7	DOOR FINISHES
8	SECTIONS

BULMAN WORKSHOP/  
RESIDENCE  
NIPOMO STREET  
OCEANO, CA 93445

P. A. S. COMPANY  
9160 TIEBORN CIRCLE  
MASCADERO, CA 92422  
(805) 461-1675

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BUDGET IN KOLAR  
RESIDENCE  
NIPOND STREET  
CLELAND, CA 93422

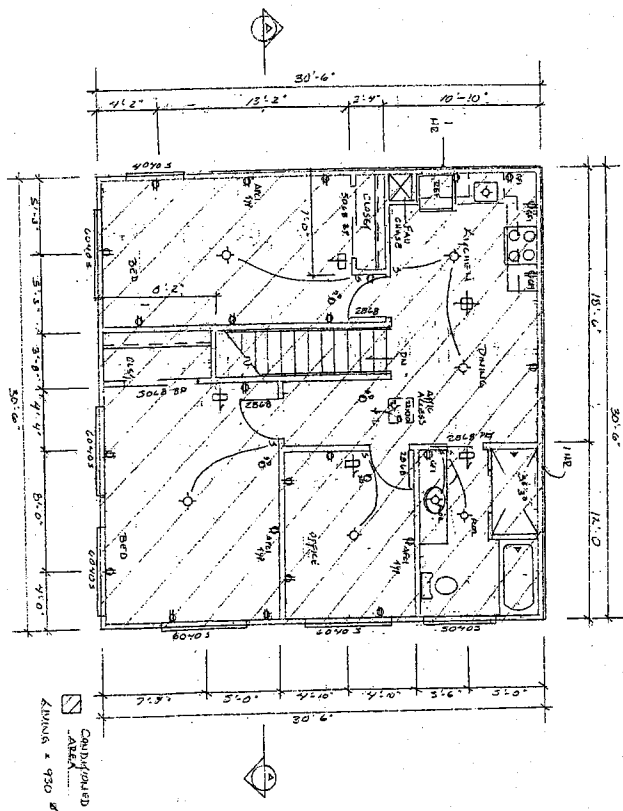
FLOOR PLAN

P & C COMPANY  
1960 4300000 OR  
APASLADER, CA. 93422

NO.	DATE	REVISION	BY	CHKD.
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NO.	DATE	REVISION	BY	CHKD.
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SECOND FLOOR  
7.1.10



DATE	REVISIONS
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7.1.10	2
7.1.10	3
7.1.10	4
7.1.10	5
7.1.10	6
7.1.10	7
7.1.10	8

BULFMAN WORKSHOP  
RESIDENCE  
NIPOMO STREET  
CLEANO, CA. 93445

FLOOR PLAN

PAS COMPANY  
9160 TIBURON CR.  
MASCADERO, CA 93422

REVISIONS	BY
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~~LEFF~~  
WES  
14-1-04

BULTMAN WORKSHOP/  
... RESIDENCE  
... NIPOMO STREET  
OCEANO, CA 93445

## ELEVATIONS

P.A.S COMPANY

9160 TIBURON CR.  
AJASCADERO, CA 93422

[illegible]



**AIR POLLUTION  
CONTROL DISTRICT**  
COUNTY OF SAN LUIS OBISPO

APR 21 2005

DATE: April 20, 2005

TO: Brian Pedrotti  
San Luis Obispo County Department of Planning and Building

FROM: Melissa Guise *MG*  
San Luis Obispo County Air Pollution Control District

SUBJECT: Bultman Woodshop (DRC2003-00157)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 2135/2151 Nipomo Street in Oceano. The project as proposed would include a woodshop, offices, and a caretakers unit. We have the following comments regarding this project.

**GENERAL COMMENTS:**

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

**SPECIFIC COMMENTS:**

**Construction Phase Mitigation:**

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stock-pile areas should be sprayed daily as needed.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

**Demolition and Renovation Activities** - Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility

pipes/pipelines (transite pipes or insulation on pipes). **If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

**Naturally Occurring Asbestos** - The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

### **Permits**

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Certain operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements. This list should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Furniture and fixture manufacturing
- Generators greater than 50 hp
- Abrasive blasting equipment

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

### **Operational Phase Mitigation:**

It is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). If offices and residences are located in the same building or in close proximity to the woodshop, measures should be implemented to prevent odors, dust and other potential nuisance problems.



Bultman Woodshop (DRC 2003-00157)

April 20, 2005

Page 3 of 3

District staff conducted a screening level air quality impact assessment for operational impacts from this project. Based on the information provided in the project referral, the unmitigated project will not likely exceed the District's Tier I CEQA significance threshold for operational phase emissions. Therefore, no specific mitigation measures for operational phase emissions are required.

### **Wood Burning Devices**

As you may be aware, under District Rule 504, **only District approved wood burning devices can be installed in new dwelling units.** District approved devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

If you have any questions or comments please contact me at (805) 781-4667.

MAG/sll

cc: Tim Fuhs, SLOAPCD Enforcement Division  
Karen Brooks, SLOACD Enforcement Division  
David Dixon, SLOAPCD Engineering Division  
Peter Bultman, Applicant

Attachment 1

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## **ATTACHMENT 1**

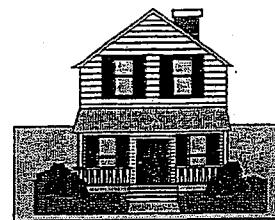
**Naturally Occurring Asbestos – Construction & Grading  
Project – Exemption Request Form**

Send To:

Attachment 1

San Luis Obispo County Air  
Pollution Control District  
3433 Roberto Court  
San Luis Obispo, CA 93401

Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements**".

<b>APPLICANT MUST SIGN BELOW</b>
I request the San Luis Obispo Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.
Legal Declaration/Authorized Signature:
Date:

<b>OFFICE USE ONLY - APCD Required Element - Geological Evaluation</b>			
APCD Staff:		Intake Date:	OIS Tracking Number:
Approved	Not Approved	APCD Staff:	Date Reviewed:
Comments:			



AIR POLLUTION  
CONTROL DISTRICT  
COUNTY OF SAN LUIS OBISPO

MAY 6 2005

May 4, 2005

Peter Bultman  
Bultman Woodshop  
727 Buckley Road  
San Luis Obispo, CA 93401

SUBJECT: Naturally Occurring Asbestos ATCM – Geologic Exemption Request Granted: Bultman Woodshop DRC 2003-00157 (Construction of a Woodshop/Offices/Caretaker's Unit)

Dear Mr. Bultman:

Thank you for your submittal for exemption from California Code of Regulations Section 93105 (Naturally Occurring Asbestos ATCM) dated April 22, 2005. After review of the documentation, the District agrees with the geological evaluation and grants your request for exemption for the scope of evaluations, DRC 2003-00157 for the location at 2151 Nipomo Road, Oceano.

**Expiration of the Geologic Exemption:** If you or your contractors subsequently discover any naturally occurring asbestos, serpentine, or ultramafic rock in the area to be disturbed, then:

1. Peter Bultman or operator must comply with the requirements of CCR 93105;
2. Peter Bultman or operator must report the discovery of the naturally-occurring asbestos, serpentine, or ultramafic rock to the APCO no later than the next business day; and
3. The exemption under CCR 93105 subsection (c) (1) shall expire and cease to be effective.

Based on the information provided, we are unsure of the types of equipment that may be present at the site during excavation, construction, and continued site operation. Certain operational sources may require APCD permits, such as furniture coating, abrasive blasting, etc. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding registration or permitting requirements.

If you have any questions, please contact me at (805) 781-5912.

Very truly yours,

TIM FUHS  
Air Quality Specialist

TJF/lmg

cc: David Dixon, District Engineering Division  
Melissa Guise, District Planning Division  
Brian Pedrotti, San Luis Obispo County Planning and Building Department

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# Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6780

FAX (805) 481-6836

900 meeting

April 22, 2004

Peter Bultman  
727 Buckley Road  
San Luis Obispo, CA 93401

**SUBJECT:** APN 062-117-015/016; OCSD PROJECT # 6248/2135/2151;  
**OWNER/PROJECT:** Bultman / Woodshop and Apartment.

Dear Mr. Bultman:

Oceano Community Services District will serve the wood shop and apartment proposed for APN 062-117-015/016 subject to the following conditions:


1. Obtain valid OCSD and SSLOCSD permits.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Offsite improvements for water, sewer, street lighting, and/or fire protection may be required and will be determined when engineered plans are submitted for District review.
4. Curbs, gutters and sidewalks are required.
5. A fire safety plan exception of content requirements letter has been issued.
6. If the District engineer is required to review the plans for any reason, a \$250/deposit will be required.
7. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.

If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.

This will serve letter will expire April 22, 2005 and is nontransferable. The District reserves the right to review service at the time permits issued.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

  
Francis M. Cooney, General Manager

FMC/PTD/nrs  
Attachment

6



BP

# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

JUN 23 2004

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: June 23, 2004  
FROM: PW  
FROM: South Co. Team  
(Please direct response to the above)

Peter Bultman  
DRC2003-00157  
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ( )

PROJECT DESCRIPTION: 6580 sq. ft. bldg. → Woodshop w/  
offices & caretakers unit. In Oceano, south of  
 Hwy. 1.

Return this letter with your comments attached no later than: 7/8/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
✓ YES (Please go on to Part II)  
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
✓ NO (Please go on to Part III)  
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

THIS MAY REQUIRE SOME MODIFICATION - RECOMMEND APPROVAL. SEE ATTACHED COPIES  
OF TITLE 22 FH SECTION. WHILE IT IS POSSIBLE THE STORM DRAIN BASIN CONCEPT WILL WORK.  
WE WILL NEED TO KNOW GROUND WATER ELEV IN THE WINTER, EVERYTHING ELSE SEEMS TO  
BE ADDRESSED ON PAGE 2 OF PLANS. PAGE 1 OF PLANS INDICATE 46 FT WIDE DRIVEWAY, NARROWER ON  
PAGE 2 BUT 46+ FT NEEDED FOR 3 LARGE ROLL UP DOORS - MAX DRIVEWAY IN CORUM ZONE IS 35 FT.

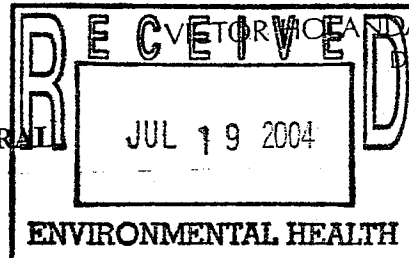
30 July, 2004 Goodman 5252  
Date Name Phone



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

*BP*

THIS IS A NEW PROJECT REFERRAL



DATE:

June 23, 2004

TO:

File Env. Health

FROM:

South Co. Team

(Please direct response to the above)

Peter Bultman

DRC2003-00157

Project Name and Number

Development Review Section (Phone: 781- 788-2009) ( )

PROJECT DESCRIPTION: 6580 sq. ft. bldg. -> Woodshop w/  
offices & caretakers unit. In Oceano, south of  
Hwy. 1.

Return this letter with your comments attached no later than:

7/8/04 7/30/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

       YES (Please go on to Part II)  
       NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

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       NO (Please go on to Part III)  
       YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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If proposed parcel is already receiving service (water & sewer)  
from Oceano Community Services District then Environmental Health  
has no concerns at this time. If service is not available, the  
give applicant work conditions for community water & community sewer.

7/27/04  
Date

Gauri Salo  
Name

781-5551  
Phone



Attn. Bill  
do we mail this?  
Taryn?

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

June 23 2004

TO:

ALUC-Oceano

FROM:

South Co. Team  
(Please direct response to the above)

Peter Bultman

DRC2003-00157

Project Name and Number

Development Review Section (Phone: 781-788-2009)

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YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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Because the density meets and is actually far below ALUP policies - the ALUC does not need to review this project. However, still requires referrals to be sent to them so case by case determinations can be made.

Date

Name

Phone





SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

planner?

VICTOR HOLANDA, AICP  
DIRECTOR

RECEIVED

JUN 29 2004

Planning & Bldg

DATE:

June 23, 2004

TO:

Oceano CSD

FROM:

South Co. Team  
(Please direct response to the above)

Peter Bultman

DRC2003-00157

Project Name and Number

Development Review Section (Phone: 781-788-2009) ( )

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(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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We recommend approval upon satisfactory completion of all requirements as stated in the OCSD will-serve letter.

6/28/04

Date

Phillip T. Davis  
Name Phillip T. Davis

481-6730

Phone